

**Minutes**  
**Land Development Committee**  
**7/13/06**  
**Trinity City Hall**  
**7:00 pm-8:30 pm**

Attendance: Mel Brooks, Gary Loflin, Fran Andrews, Lloyd Brown, Paul Guthrie, Miles Talbert, Jane Domer, Karen Bridges, Dwight Meredith, Walter Taylor (AT News), Adam Stumb, Ann Bailie, Diana Schreiber. Not attending: John & Jane Maddocks, Jeff Taylor, Paul Kron.

Three handouts were provided committee members: (1) Revised Community Values/Public Involvement segment from the Land Use Draft Plan; (2) Land Use Development Committee, Thoughts and Suggestions submitted by John & Jane Maddocks; (3) Ford Revelations, Market Study & Positioning Strategy- Trinity Project, Community Positioning/Development Considerations subcontracted by local developers.

Ann Bailie read the Notes- Meeting #7 of the Trinity Land Development Plan Advisory Committee Work Session with City Council and Planning Board Members, May 11, 2006. Discussion and details follow.

On Notes- Meeting #7, the phrase, “more industrial growth” should read, “more clean industrial growth”. Also, on page 63 of Land Use Draft Plan, Policy 1.5 should read “clean industrial”.

Participants emphasized the issues of flooding and water quality controls due to Trinity’s topographical location at the headwaters of the Uwharrie River. The Committee requested a hydrologist be invited to discuss stormwater controls and protection of water quality at the Committee meeting in August. Concern about future residential/ commercial developments increasing the amount of total impervious surface will increase the propensity of flooding in the Trinity valley. Questions relevant to stormwater/water quality follow.

Should Trinity be more environmentally restrictive than municipalities located downstream from the headwaters of the Uwharrie River?

Should Trinity require more stringent regulations over development than the State is mandating?

How will City Council enforce municipal environmental regulations?

Smart growth principles of clustering development must be balanced with maintaining the community’s rural character and appeal. Participants discussed controlling growth by planning for development instead of allowing residential developers to dictate their plans to Council. It was agreed that uncontrolled development would ruin the character of the community.

City Manager, Ann Bailie sought clarification on the following points:

Does the Committee accept the fact that until the City Council decides otherwise, sewer installation will continue?

Does the Committee accept the assumption that as sewer is installed, land will be developed?

How do we want to develop?

Participants agreed affirmatively on the first two points. ‘Balance’ was emphasized as a key concept on ‘how’ to develop.

Changes to the Draft Land Use Plan Map focused on the regional center designation and open space.

The Regional Center was discussed. Participants agreed to maintain this portion of the Draft Plan with boundary revisions. Revisions consisted of adding a vegetative buffer between residential and commercial areas, then revise the Land Use Map to show a 'light orange' designation to the west side (left side) of Unity Street. Tie the Regional Center to Colonial Village with a mixed use corridor.

Open Space discussions focused on allowing property owners the option of dedicating land to the City under conservatory programs offered by the Triad Land Conservancy. Such options for property owners need to be publicized to increase awareness of conservancy programs. Instituting a tree ordinance and lighting ordinance was recommended.

Review the Draft Plan with a hydrologist and city engineering to ensure Council is promoting a healthy application of the Uwharrie Watershed.

Participants suggested limiting high density to removing all R-6 zoning. Since the Draft Plan is a framework for development, the issue of changing zoning is outside the scope of the Draft Plan discussion. Specific changes to the Draft Plan involved changing the residential designation to 'mixed use' along the I-85 corridor, the area adjacent to Steeplegate and the area west of the Regional Center. Adam Stumb marked the map in accordance to the Committee's recommendation.

The Committee suggested that the 'residential' and 'commercial' classifications more specific. Committee members discussed interjecting family oriented businesses e.g. daycares, churches, fitness centers, into the residential class.

Re-define the "Mixed Use" classification. The committee suggested consulting with a hydrologist about the mixed used designation on the west side of Surrett Drive.

The Committee agreed to maintain the Old and New Town concepts. Committee members were reminded that an initial objective of the Committee, in September 2005, was to emphasize the importance of Trinity's historical roots.

The next Land Development Plan Committee Meeting is scheduled for August 10<sup>th</sup> at Trinity City Hall; a hydrologist will be invited to attend.

The final Community Meeting to review the final draft plan is scheduled for September 14<sup>th</sup>. Location is TBD. Residents will have the opportunity to make comments and provide suggestions for improvement.